106.0	0002	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,743,400 / 1,743,400
					USE VALUE:	1,743,400 / 1,743,400
					ASSESSED:	1,743,400 / 1,743,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		WINDMILL LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TIKARE SEEMA S &	
Owner 2:	TRUMBULL JOHNATHAN	
Owner 3:		
Street 1:	1 WINDMILL LANE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	GEORGES CHRISTOPHE -
Owner 2:	GEORGES CECILE -
Street 1:	1 WINDMILL LANE
Twn/City:	ARLINGTON
St/Prov:	MAH
Cntry:	
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 23,502 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1930, having primarily Wood Shingle Exterior and 4688 Square Feet, with 1 Unit, 3 Baths, 1 3/4 Bath, 0 HalfBath, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	23502.000	920,800		822,600	1,743,400
Total Card	0.540	920,800		822,600	1,743,400
Total Parcel	0.540	920,800		822,600	1,743,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 371.87 | /Parcel: 371.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 106.0-0002-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	920,100	0	23,502.	822,600	1,742,700	1,742,700	Year End Roll	12/18/2019
2019	101	FV	727,100	0	23,502.	822,600	1,549,700	1,549,700	Year End Roll	1/3/2019
2018	101	FV	740,400	0	23,502.	705,100	1,445,500	1,445,500	Year End Roll	12/20/2017
2017	101	FV	740,400	0	23,502.	658,100	1,398,500	1,398,500	Year End Roll	1/3/2017
2016	101	FV	740,400	0	23,502.	564,000	1,304,400	1,304,400	Year End	1/4/2016
2015	101	FV	686,800	0	23,502.	505,300	1,192,100	1,192,100	Year End Roll	12/11/2014
2014	101	FV	686,800	0	23,502.	467,700	1,154,500	1,154,500	Year End Roll	12/16/2013
2013	101	FV	686,800	0	23,502.	446,000	1,132,800	1,132,800		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8368

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GEORGES CHRISTO	1437-82		7/3/2013		1,280,500	No	No		
IVESTER RICHARD	1354-147		6/9/2008		1,050,000	No	No		
NORTHFIELD SAND	1239-41		7/2/2001		800,000	No	No		
NORTHFIELD WM -	1094-145		5/4/1992			No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/2/2018	1083	Redo Bas	20,000	C				repair bsmnt due t
2/28/2017	214	Add Bath	33,000	O				
12/21/2001	7	Alterati	47,000	C				REMODEL KIT/BATH-R

ACTIVITY INFORMATION

Date	Result	By	Name
9/20/2018	Meas/Inspect	BS	Barbara S
2/26/2009	Meas/Inspect	163	PATRIOT
9/25/2001	MLS	MM	Mary M
11/10/1999	Mailer Sent		
11/1/1999	Measured	243	PATRIOT
8/27/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		23502		Sq. Ft.	Site		0	70.	0.50	4									822,570						822,600	

Total AC/HA: 0.53953 | Total SF/SM: 23502 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 822,570 | Spl Credit | Total: 822,600

PRINT

Date	Time
12/10/20	22:56:41

LAST REV

Date	Time
10/26/18	08:49:47

danam

Insp Date: 09/20/18

User Acct: 67894

GIS Ref:

GIS Ref:

!8368!

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	67894
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	2 - Slate		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:	1	Rating:	Average
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Very Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	4	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	0.94577461
Const Adj.:	1.02989697
Adj $ / SQ:	102.275
Other Features:	170443
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	965171
Depreciation:	44398
Depreciated Total:	920773

COMMENTS

BK: 755 PG: 3 CERT: 0124953.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	5	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	12	5	
Totals			
1	12	5	

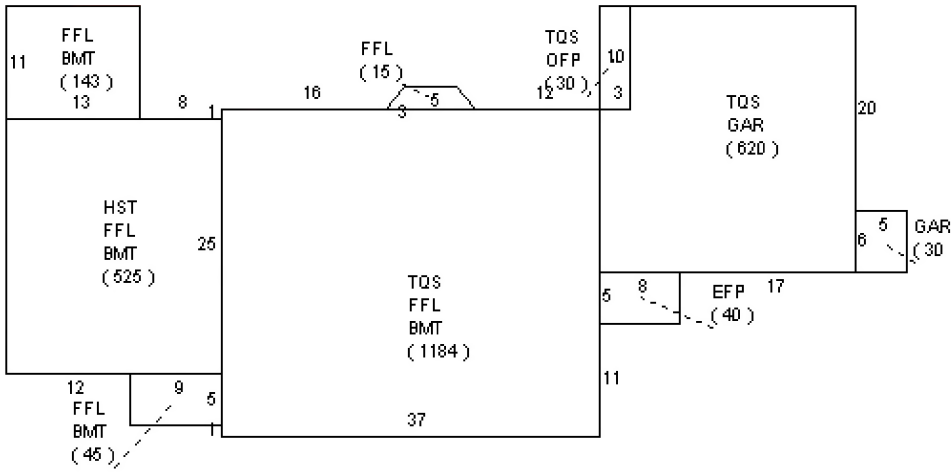
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	149.32
Special Features:	0	Val/Su Net:	149.31
Final Total:	920800	Val/Su SzAd	259.38

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,912	102.280	195,550
BMT	Basement	1,897	58.300	110,589
TQS	3/4 Story	1,376	102.280	140,680
GAR	Garage	650	19.410	12,616
HST	Half Story	263	102.280	26,847
EFP	Enclos Porch	40	74.770	2,991
OFP	Open Porch	30	45.320	1,359
	Net Sketched Area:	6,167	Total:	490,632
Size Ad	3550	Gross Are	6888	FinArea 4688

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	60	V	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

106.0-0002-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	